



Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: Dave Mitchell

**SUBJECT: DEL MONTE PARK – PHASE II
MASTER PLAN**

DATE: April 18, 2015

Approved

Date

RECOMMENDATION

Review and accept the draft Master Plan for Del Monte Park Phase II, and recommend to City Council to approve the Master Plan.

BACKGROUND

In April 2015, the City acquired two parcels of land totaling 3.99 acres from Green Valley Corporation (aka Barry Swenson Builder) to expand Del Monte Park with an open lighted turf area for sports activities. The City acquired these two parcels; 830 Auzerai Avenue (264-11-107) and 496 Sunol Street (APN 264-11-108) to expand the park west toward Sunol Street. On February 24, 2015 the City Council approved the purchase agreement with Barry Swenson Builder/Green Valley Corporation for this land.

The local Councilmember and City staff held a community meeting on May 4, 2015. Comments from the attendees of that meeting are attached.

Below is the project description in the 2009 Environmental Impact Report (SCH No 2009042075) for the Green Republic LLC's Planned Development Rezoning application (PDC08-061) for its Ohlone Mix-Use Project at 860 West San Carlos Street, which the City Council approved on December 1, 2009. The mix-use project would allow up to 800 multi-family residential units on eight acres.

“The project will also be offering for dedication and improvement, a 3.99-acre addition to Del Monte Park on the easterly side of Sunol Street between Auzerai Avenue and W. Home Street. Combined with the existing adjacent parkland, this would create a 6.1 acre park with neighborhood amenities as well as two undersized artificial turf community

soccer fields lined with trees, or as determined by the amended Park Master Plan process.”

The two parcels, 830 Auzerai Avenue (264-11-107) and 496 Sunol Street (APN 264-11-108) were originally offered for parkland as part of the Ohlone Mix-Use Development (PDC08-061), an offer which unfortunately fell through as a result of the economic considerations in the aftermath of the recession which began in 2008. However, the site continued to be a high priority for the City which was aimed at the acquisition and development as an open turf area to augment the neighborhood amenities in the Phase I development of Del Monte Park.

Barry Swenson Builder/Green Valley Corporation has agreed to remove the two warehouse buildings, the railroad loading dock, and other paved areas this fall, after the tenant leases have expired.

The City is currently negotiating to acquire the remaining parcels on south Homes Street to further expand the park. This area, known as Phase III, could accommodate two tennis courts, two basketball courts, a fitness area, additional picnic facilities, parking and landscaping. The ultimate park will be eight acres in size. The current park is directly adjacent to the Los Gatos Creek Trail.

ANALYSIS

The City has hired Callander Associates to prepare the Del Monte Park Phase II Master Plan for an open turf area to support recreational sports activities and to prepare the associated construction documents.

The draft master plan is consistent with the community meetings associated with the Ohlone Mix-Use Project to provide synthetic sports turf. The sports turf will be lighted for night use. The project will enhance the street frontages adjacent to the site on Auzerai Avenue, Home Street and Sunol Street. The proposed street frontage improvements will provide parking for 73 cars. Only 13 cars can now park on Home Street, adjacent to the Phase II project site. The expansion site will be fenced with gate arbors at the two street intersections. Another six openings, noted in the draft Master Plan, will provide additional access to the sports turf field. The center openings on Auzerai Avenue and Homes Street will provide drinking fountains and bottle fillers. Trees and shrubs will be planted in the landscape areas surrounding the sports turf field. This project is consistent with the City’s 2009 Greenprint.

David J. Powers and Associates, a sub consultant to Callander Associates, has prepared the initial environmental document for consideration by the Planning Department. The City Council will approve the final environmental document prior to approving the Phase II Master Plan to expand the park.

It is therefore recommended that the Parks and Recreation Commission (PRC) receive public testimony regarding the proposed layout for Phase II of Del Monte Park and the associated draft

Master Plan. The PRC should take formal action and accept the Master Plan and advise the City Council to approve it.

PUBLIC OUTREACH

On May 4, 2015, Councilmember Oliverio and PRNS staff conducted a community meeting regarding the Phase II development of Del Monte Park. A notice of this PRC meeting was submitted to adjacent residents within 1000 feet of the proposed park expansion. A public notice for the PRC meeting ran in the Sunday editions of the San Jose Mercury News, on 4/24/16 and 5/1/16, and a banner was also posted at the park.

A handwritten signature in dark ink, appearing to read "D. J. Mitchell", is positioned above the printed name.

DAVID J. MITCHELL
Park Planner/Project Manager

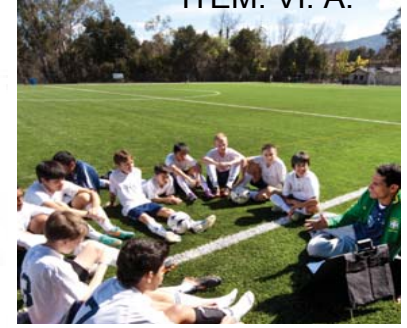
Attachment: Public Comments
Draft Master Plan

Public Comments

Del Monte Park Expansion Project

Community Comments noted at the May 4, 2015, meeting with Councilmember Oliverio

- 1) Artificial Turf vs. Natural Turf
- 2) Use Different Infill Material for Artificial Turf like Cork, White, Not Black Rubber
- 3) Fences for Safety (Children)
- 4) Consider not having sports fields
- 5) Bikeway on Auzerais (DOT)
- 6) Permit Parking
- 7) Consider Only One Soccer Field
- 8) Consider less or no Parking
- 9) Demand for Soccer Fields
- 10) Noon Pick Games Opportunity
- 11) Percentage of Use for Public Open Use / Sport Use
- 12) What is the Height of the Fence?
- 13) Limited Use at Night
- 14) Dedicated Time for Neighborhood Use
- 15) Add Jogging – Making Path around the Fields
- 16) Concerns about Homeless Activity
- 17) Regulated Parking
- 18) How many other Uses could be accommodated?
- 19) Put as many Uses in the Park as Possible
- 20) Pedestrian lighting on Auzerais (DOT)
- 21) Equity for All Users/Neighbors – Underserved Social/Economic Groups
- 22) Par Course for Soccer Training
- 23) Permeant Soccer Goals
- 24) Spectators away from Housing
- 25) Late Night Adult Use – Soccer
- 26) Concession Area
- 27) Field Name Sponsorship
- 28) User Maintenance
- 29) Neighborhood Low Cost Training and Use
- 30) Crosswalks (On Auzerais – DOT)
- 31) Shade
- 32) Drinking Fountains
- 33) Estimate on Street Parking Capacity in surrounding Area
- 34) Storage for Equipment (Goals)
- 35) Bike Racks for 18 Bikes
- 36) No Bleachers
- 37) Traffic/Safety on Auzerais Ave. (DOT)
- 38) Use Large Trees along Streets
- 39) Build in Time for Other Community Activities
- 40) Set aside Time for Non Organized Community Uses
- 41) Use for All Age Groups
- 42) Place Lots of Trash Cans around Site
- 43) Add Night Lighting to Built Park (Ping-Pong Table)



MASTER PLAN REPORT DEL MONTE PARK – PHASE 2

April 15, 2016



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DRAFT MASTER PLAN REPORT

MASTER PLAN:

Approved by:

City of San José

Parks and Recreation Commission

Date TBD

Approved by:

City of San José

City Council

Date TBD

ENVIRONMENTAL CLEARANCE:

Initial Study / Mitigated Negative Declaration

Del Monte Park – Phase 2

File No.PP16-023

Date: TBD

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ACKNOWLEDGMENTS

MAYOR AND CITY COUNCIL

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PARKS, RECREATION AND NEIGHBORHOOD SERVICES

Angel Rios Jr., Director
Matt Cano, Assistant Director
Steve Hammack, Deputy Director
Suzanne Wolf, Deputy Director
Greg Meek, Senior Landscape Architect
Jason Condit, Associate Landscape Designer
David Mitchell, Park Planner/Project Manager

PUBLIC WORKS, CITY FACILITIES ARCHITECTURAL SERVICES DIVISION

Barry Ng, Director
Jon Cicirelli, Assistant Director
Michael O’Connell, Deputy Director
Rodney Rapson, Division Manager
Ron Cheung, Senior Landscape Architect
Mike Pruitt, Associate Landscape Designer

PLANNING, BUILDING AND CODE ENFORCEMENT

Meenaxi Panakkal, Senior Planner
Krinjal Mathur, Planner

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PROJECT BACKGROUND

The Del Monte Park – Phase 2 project comprises expansion of Del Monte Park, an existing public park located at 830 Auzerais Avenue in the Midtown neighborhood of the City. The project is located in Council District 6 and the Burbank/Del Monte Strong Neighborhoods Initiative area, just north of Interstate 280 and west of State Route 87. The site is adjacent to the Los Gatos Creek Trail.

The surrounding land uses include transit oriented residential to the north, neighborhood/community commercial and heavy industrial to the south, residential to the east, and combined industrial/commercial to the west. Additionally, open space, parklands and habitat exist at the adjacent Los Gatos Creek Trail.

Cahill and O'Connor Parks are a 1/2 mile away with access from Sunol Street and Auzerais Avenue. Biebrach Park is a 15-20 minute walk from the site, but is separated from the Midtown neighborhood by the Interstate 280 overpass at Bird Avenue. Gregory Plaza Tot Lot is to the south, across I-280 with access from the Los Gatos Creek Trail.

This park development project is the result of collaboration between the City of San José Parks, Recreation, and Neighborhood Services staff, developers, and several local neighborhood associations and advisory committees. The parties worked to ensure that new parks meet the needs of the surrounding neighborhood.

The City Council approved Phase 1 of the Del Monte Park Master Plan in 2008 which identified Del Monte Park as a “Top 10” priority in the Burbank/Del Monte Strong Neighborhoods Initiative Action Plan. Phase 2 will build upon the work completed in Phase 1, which included a restroom, playground, and dog park facilities. The Phase 1 park area is approximately 2 acres of improved parkland immediately abutting the Los Gatos Creek Trail to the east. Over the past several years, the City has purchased land adjacent to the Phase 1 site with the goal of ultimately expanding the park to between eight and nine acres. The City purchased the Phase 2 property from Barry Swenson Builders. Two warehouses and pavement currently cover the site.

Community Character

Council District 6 is comprised of 26 census tracts within the City of San José. Demographic data from the 2010 census indicates that 64% (1) of the residents in this District own their homes. Average household sizes tend to be smaller than the citywide average, while median household income ranges from lower-to higher-than the citywide median income. The area immediately east of Del Monte Park is comprised of a majority low income households. Children under the age of 18 comprise approximately 24% of the population, and just over 11% of the population is 65 years and over. The neighborhood has experienced moderate to fast growth since the 2000 census.

Although there are no other neighborhood parks besides Del Monte Park within walking distance of the neighborhood, there are several City parks within a mile radius. Cahill Park lies to the north, Biebrach Park to the east (separated by the freeway, as mentioned previously), Hummingbird Park to the south (again, separated by the Interstate 280 overpass), and Buena Vista Park and O'Connor Park to the west. Cahill Park offers a large grass field for picnics and sports, a playground, and a half-basketball court; O'Connor Park provides a playground and fitness course; Biebrach Park provides a swimming pool, open turf area, picnic tables, full and half basketball courts, and a handball court; Hummingbird Park offers a small grassy area, bench seating, and a tot lot play area; and Buena Vista Park has play areas with a water feature, picnic tables, and outdoor exercise equipment. Additionally, the Los Gatos Creek Trail passes directly by the site, providing a connection to downtown San José and the Town of Los Gatos, and offering many amenities along the way.



Source: Google Maps 2016

Fig. 1 Location Map

(1)<http://www.census.gov/quickfacts/table/PST045215/00>

EXISTING CONDITIONS



Fig. 2 Neighborhood Context Plan



Playground



Restroom



Bike Rack and Ping Pong Table

Phase 1 Park Site

Amenities

The existing amenities at Del Monte Park include a fenced dog park that provides separation for small and large dogs, a plaza seating/picnic area with shade, a passive-use turf area, and agriculturally-themed children's play areas. A connection to the adjacent Los Gatos Creek Trail, ping pong table, security lighting, landscaping, drinking fountain and restroom are also provided.

Vegetation

Approximately 50 new trees were installed as a part of Phase 1 improvements. Additionally, shrubs and groundcover were installed throughout the site. The trees are a mix of pistache, cherry, oak, linden, zelkova, goldenrain tree, and ash. The other plantings are a mix of native and ornamental species.

Views

There are views into the park from the neighboring residential development across Auzeris Avenue, as well as from the Los Gatos Creek Trail, east of the park. Additionally, there are views into the park from the industrial businesses across West Home Street. Views between the existing site and the proposed Phase 2 site are currently limited due to existing fences and walls.

Circulation

Sidewalks border the site on the north and south sides. The east side is defined by the Los Gatos Creek Trail. Pedestrian access on the west side is provided by an internal walkway. There is on-street parking surrounding the site, and the area is served by multiple bus lines along West San Carlos Street to the north, Lincoln Avenue to the west, and Bird Avenue to the east of the site.

Grading

The site is relatively flat, sloping from south to north.

Surrounding Uses

The surrounding uses are residential, commercial, heavy industrial, and combined industrial/commercial. Additionally, open space, parklands and habitat exist at the adjacent Los Gatos Creek Trail, which is east of the park site.

Phase 2 Park Site

Existing Conditions

The 3.9 acre site consists of two concrete tilt-up warehouse buildings with a railroad loading dock, which served the Del Monte Cannery until it closed in 1999. Currently, there is no landscaping areas associated with the project site beyond some street trees.

Vegetation

Some zelkovas on the north side have their leaders snapped. The locust on the south side of the site is in poor condition.

Views

There are views into the site from the neighboring residential developments across Auzerais Avenue, as well as from the proposed housing development at the northwest corner of the intersection of Auzerais Avenue and Sunol Street. Additionally, there are views into the site from the businesses across Sunol Street.

Circulation

Sidewalks border the site on the north, south and west sides. Adjacent on-street parking is provided on Home Street only. The area is also served by multiple bus lines along West San Carlos Street to the north and Lincoln Avenue to the west of the site.

Grading

The site is relatively flat, sloping from south to north.

Surrounding Uses

The surrounding uses are residential, commercial, heavy industrial, and combined industrial/commercial. Additionally, open space and parklands associated with Phase 1 and the Los Gatos Creek Trail are east of the site. Habitat exists at the adjacent Los Gatos Creek Trail.



Interior View of the Site



Exterior View of the Site

COMMUNITY OUTREACH

On December 6, 2014, Del Monte Park – Phase 1 opened to the public. The first phase includes a children’s play area, dog park, open turf, picnic tables, benches, ping-pong table, a restroom building and landscaping.

On February 24, 2015, the City Council approved a Purchase and Sale Agreement to acquire 4 acres of land at the southeast corner of Auzerais Avenue and Sunol Street to expand Del Monte Park. This land would become Phase 2 of the park development. Proposed improvements for Phase 2 may include perimeter fencing, synthetic turf for sport play, sport field lighting, security lighting, and on-street parking. Sidewalk and curb and gutter replacement will occur on the adjacent street frontages. Per the purchase agreement with the City, the previous owner has agreed to remove the existing warehouses, the railroad loading dock, and tracks after its last tenant leaves the site.

A community meeting was held May 4, 2015, regarding the development of Del Monte Park - Phase 2. The community members in attendance provided input on programming and amenities of high priority. The focus of the meeting was a discussion on development of the site as an open lighted turf area to accommodate sports activities.

Phase 3 development of the park will consist of land about 115 feet in depth along the south side of West Home Street from Sunol Street to Los Gatos Creek. This area could accommodate additional parking, hard courts, outdoor exercise/fitness equipment, a group picnic area and additional landscaping.

As a result of the community outreach process, this Master Plan creates an expanded park to serve this Midtown neighborhood and the City. This Master Plan reflects ideas generated by the previous community meeting and meetings held for the adjacent Ohlone mix-use project, as well as directions from the City Department of Parks, Recreation and Neighborhood Services.

MASTER PLAN

- ① soccer field, synthetic turf, 225' x 360'
- ② youth soccer, synthetic turf, 175' x 300'
- ③ street tree in 4' x 5' decomposed granite tree well, typ.
- ④ on-street parallel parking
- ⑤ planting area, typ.
- ⑥ fence, metal mesh, 8'-0" , typ.
- ⑦ fence, metal mesh, 8'-0" height with netting above, 12'-0" height, behind soccer goal, typ.
- ⑧ park access at opening in fence, typ.
- ⑨ sport field light, 70' high, typ. (bid alternate)
- ⑩ utility pole, existing, typ.
- ⑪ 90° parking stalls
- ⑫ covered trash enclosure and storage building
- ⑬ park sign
- ⑭ relocated fire hydrant, typ.
- ⑮ drinking fountain, typ.
- ⑯ crosswalk, typ.
- ⑰ bike rack
- ⑱ property line



Fig.3 Master Plan

The Master Plan is shown to the left and is further described below:

General Goals:

Provide a connection from the proposed residential development across from the park

Provide an active recreation experience for evening and league play

Develop a park that can be maintained by City staff in an efficient, sustainable and cost-effective manner

Park Elements:

Synthetic turf field with striping for an adult field, as well as 2 youth soccer fields

Sport field lighting and perimeter fencing

Gated entry structures at the two street corners

Street trees on the north, south and west sides of the synthetic turf field

Additional street frontage improvements along the north, south, and west sides of the field will provide parking for 73 vehicles. This number of parking spaces is adequate for the intended use of Phase 2

Bioretention area between the new turf field and the existing park

Bioretention area between the new turf field and the sidewalk on Auzerais Avenue



Synthetic Turf Soccer Field



Perimeter Fence



Athletic Field Lighting

STORMWATER MANAGEMENT

The pre-project impervious cover of the site is from 172,000 sq. ft. and consists of an existing building, parking area, and loading dock. The post-project impervious cover of the site will be approximately 161,100 sq. ft. and consist of concrete pavement, pavers, and a synthetic turf field. The Master Plan proposes to filter stormwater in compliance with current City Policy.

The Project will comply with City Stormwater Policy 6-29 approved on February 3, 1998, modified October 4, 2011. The Project replaces 161,100 sq. ft. of impervious surface. Per the Municipal Stormwater Permit Requirements, projects that create or replace 10,000 sq.ft. or more of impervious surface must comply with provision C3 (2). Storm water will be treated to the maximum extent practicable.

The synthetic turf field subsurface drainage system and paved areas will drain into adjacent bioretention areas. The overall quality of the storm water leaving the site will be significantly improved through these added filtration measures.

A Stormwater Control Plan will be prepared during the design development phase that will show drainage areas, runoff volume and sizing methodology to ensure safe and efficient conveyance of

(2) http://www.scvurppp-w2k.com/permit_c3_docs/c3_handbook_2012/Chapter_2-Background_2012.pdf

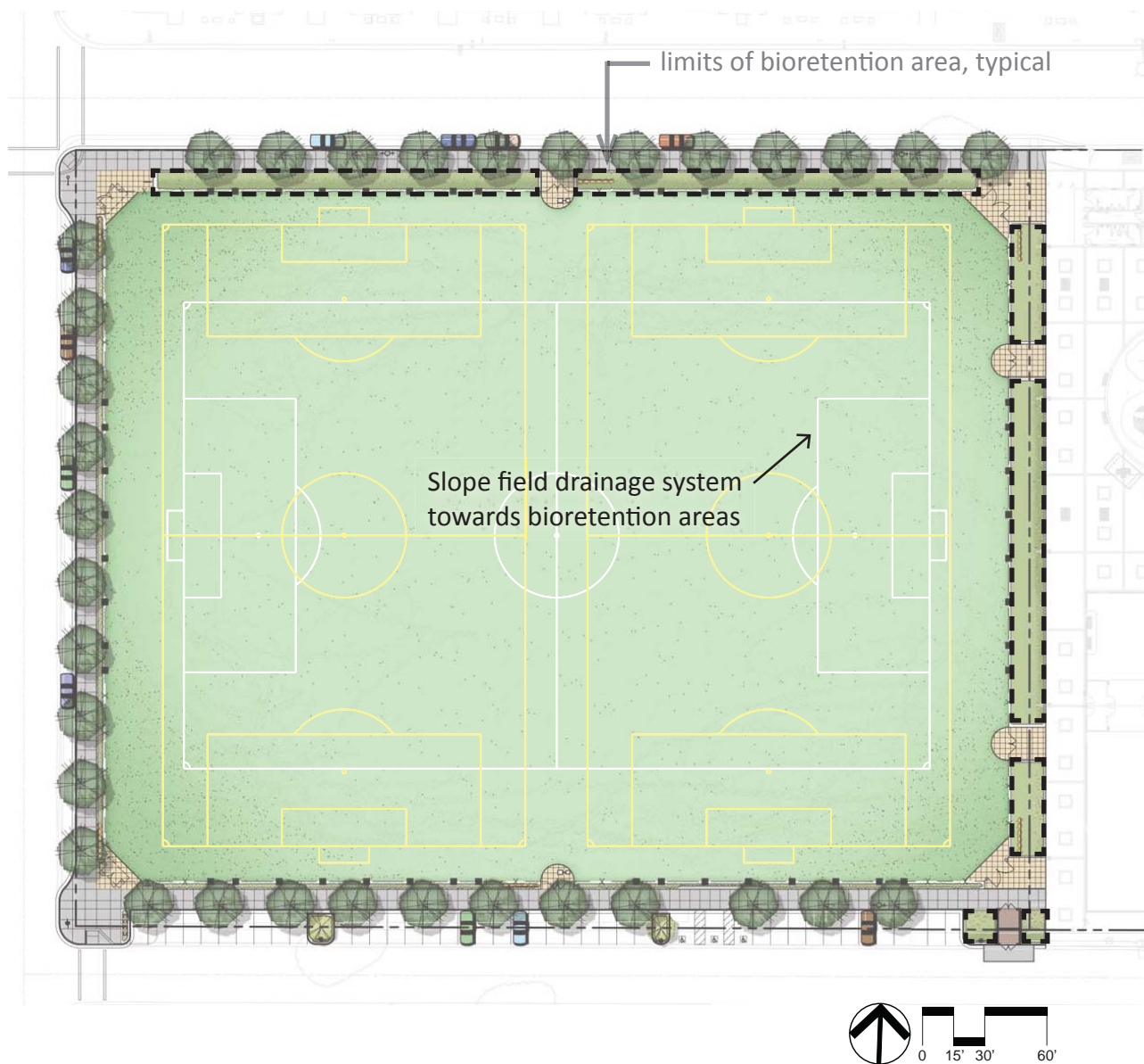


Fig.4 Conceptual Stormwater Plan

ENVIRONMENTAL CLEARANCE

The Del Monte Park –Phase 2 project proposes to develop a total of 3.9 acres of public parkland. The project will not result in significant environmental impacts (including cumulative impacts) with the implementation of the standard avoidance and mitigation measures included in the project and described in the Initial Study.

The City of San José has determined that this project qualifies for Mitigated Negative Declaration.

